



MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Violet Varona-Lukens, Executive Officer-  
Clerk of the Board of Supervisors  
383 Kenneth Hahn Hall of Administration  
Los Angeles, California 90012

Director of Planning

At its meeting held June 3, 2003 the Board took the following action:

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At the time and place regularly set, notice having been duly given, the following item was called up:

Combined hearing on the following zoning matters and on Negative Declaration relating to property located at 1819-1821 West 120<sup>th</sup> Street, in the West Athens Westmont Zoned District and the West Athens Westmont Community Standards District, petitioned by Alliance Property Group, Inc., as further described in the attached letter dated April 23, 2003 from the Director of Planning:

Local Plan Amendment Case No. 02-286-(2), an amendment to the West Athens Westmont Community Plan to change the land use classification from O-S to C-2 on 2.2 acres of 3.3 acre area property

Zone Change Case No. 02-286-(2) from O-S and C-2 to C-3-DP on 3.3 acres

Conditional Use Permit Case No. 02-286-(2), to authorize the construction, operation and maintenance of a four-story office building, a 555-space six level parking structure, a 45-space surface parking lot with a modification to the height requirement of the West Athens Westmont Community Standards District

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Frank Meneses, representing the Department of Regional Planning was duly sworn and testified. Opportunity was given for interested persons to address the Board. Henry Porter, Jr., Harley A. Searcy, David Moss, Ruby Baxter, Bernice Taylor, Bryenda Hall and other interested persons addressed the Board. Written correspondence was presented.

Supervisor Burke made the following statement:

“The project before us is a request that will allow for the authorization of facilities that will be leased to the Los Angeles County Department of Public Social Services. This request received no opposition at hearings before the Regional Planning Commission. The Southwest Community Association has expressed support. A community meeting was also held last week with the 122<sup>nd</sup> Street Block Club. I’ve reviewed the findings of the Regional Planning Commission and concur with the favorable recommendation that they have made to this Board.”

Therefore, on motion of Supervisor Burke, seconded by Supervisor Knabe, unanimously carried, the Board closed the hearing and took the following actions:

1. Adopted the attached Negative Declaration prepared for the project; certified its completion and determined that there is no substantial evidence that the project will have a significant effect on the environment; and that the Negative Declaration reflects the independent judgment and analysis of the County;
2. Adopted the attached resolution approving Local Plan Amendment Case No. 02-286-(2) amending the Land Use Policy Map of the West Athens Westmont Community Plan;
3. Approved Zone Change Case No. 02-286-(2); and adopted the attached Ordinance No. 2003-0033Z entitled, “An ordinance amending Section 22.16.230 of Title 22 – Planning and Zoning of the Los Angeles County Code, changing regulations for the execution of the General Plan, relating to West Athens Westmont Zoned District No. 128.” This ordinance shall take effect July 3, 2003;

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4. Adopted the attached findings, conditions and order approving Conditional Use Permit Case No. 02-286-(2); and
5. Requested the Director of Planning and Alliance Property Group, Inc. to continue to work with the affected community and homeowners groups to mitigate community concerns.

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#### Attachments

#### Copies distributed

Each Supervisor  
County Counsel  
Director of Internal Services  
Director of Public Works  
Alliance Property Group, Inc.  
Henry Porter, Jr.  
Harley A. Searcy  
David Moss  
Ruby Baxter  
Bernice Taylor  
Bryenda Hall